

Short Street Garage

Downtown Stakeholder
Meetings 3/29/11 and 4/19/11

stakeholders'
thoughts....

a brief history...



Discussion Items



The Site

Present scale and context...



Keep Short St open



minimum height into garage?

Question: Restrict to North traffic?

retail space along walnut

art display on walnut or in short st tunnel

pocket park along walnut

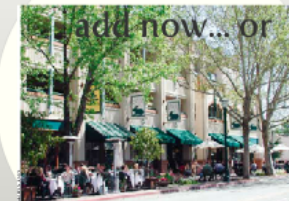
375 - 400 space garage

red brick & limestone facade predominant



use of long vertical lines or screening to disguise ramping structure and lights

roof on top of structure?



Short Street Garage

A brief history..

Summer, 2010: Downtown Planning Charrette

- Catalytic projects include new hotel and parking garage

- Plan for future developments

- Catalytic projects include new hotel and parking garage

- Downtown Planning Charrette - N. Village Arts District

COMPONENTS OF THE PREFERRED PLAN

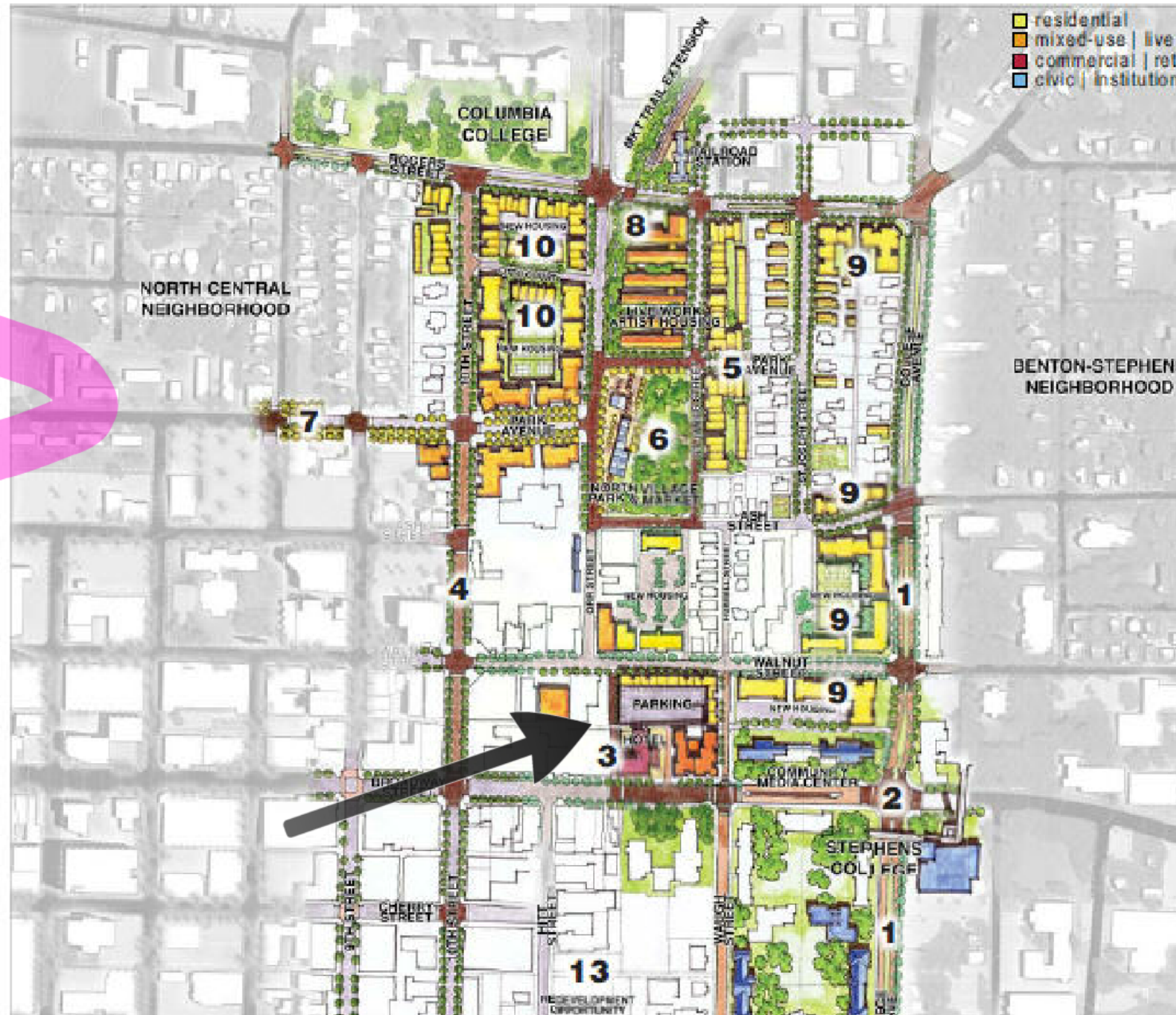
1. **Urban Boulevard:** Make College Avenue a signature street by adding medians, street trees, safe pedestrian connections, and way-finding signage.
2. **Campus Entrance:** Enhanced institutional development at intersection of College and Broadway.
3. **Hotel Gateway:** Private hotel develop-



Charlotte N. Village Arts District

COMPONENTS OF THE PREFERRED PLAN

1. **Urban Boulevard:** Make College Avenue a signature street by adding medians, street trees, safe pedestrian connections, and way-finding signage.
2. **Campus Entrance:** Enhanced institutional development at intersection of College and Broadway.
3. **Hotel Gateway:** Private hotel development (with pedestrian pathway from Broadway to Walnut) as catalytic project and gateway to downtown.
4. **Columbia College Connector:** Enhance the pedestrian connections from Columbia College to Broadway Street.
5. **Neighborhood Network:** Reconfigure the street grid to the north of Walnut Street and east of College Avenue.
6. **Public Park/Square:** Convert Ameren UE site to public space and amenity.
7. **Neighborhood Stormwater:** Add bike boulevard to Park Avenue with stormwater retention for the neighborhood.
8. **Artist Studio's Live/Work | Trail:** Add more housing and link to future trail connection to Centralia along COLT line.
9. **Residential Infill Development:** Encourage a diversity of housing types throughout the priority area.
10. **Campus Housing:** Embrace the campus expansion plans and future student housing and development.



- Regency TIF approved





- Plan for future developments

Downtown Stakeholder Meetings 3/29/11 and 4/19/11

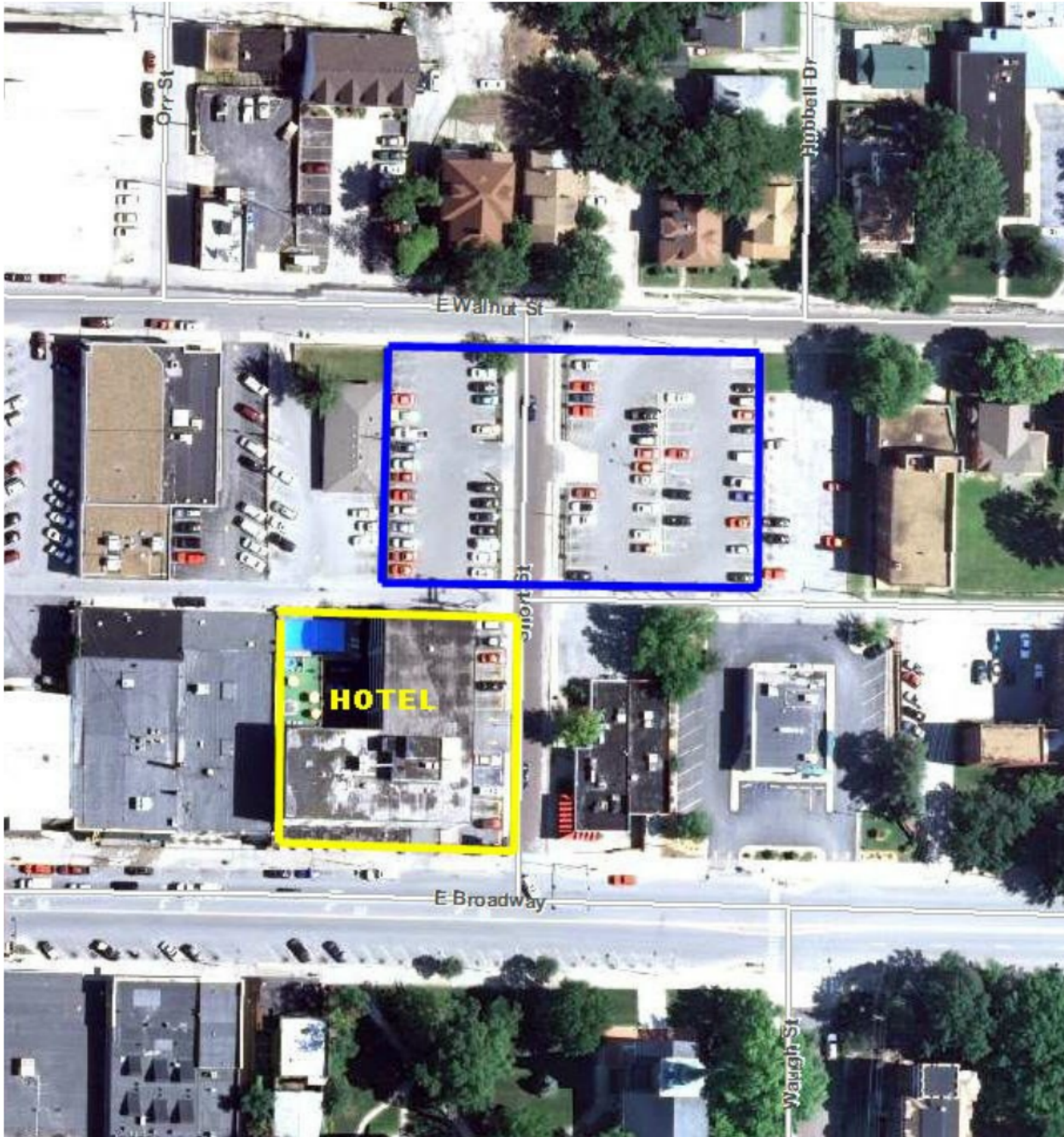
\$7M Construction Budget

300 parking spaces

100 spaces for hotel

The Site











The Site



Present scale and context...





Kelani

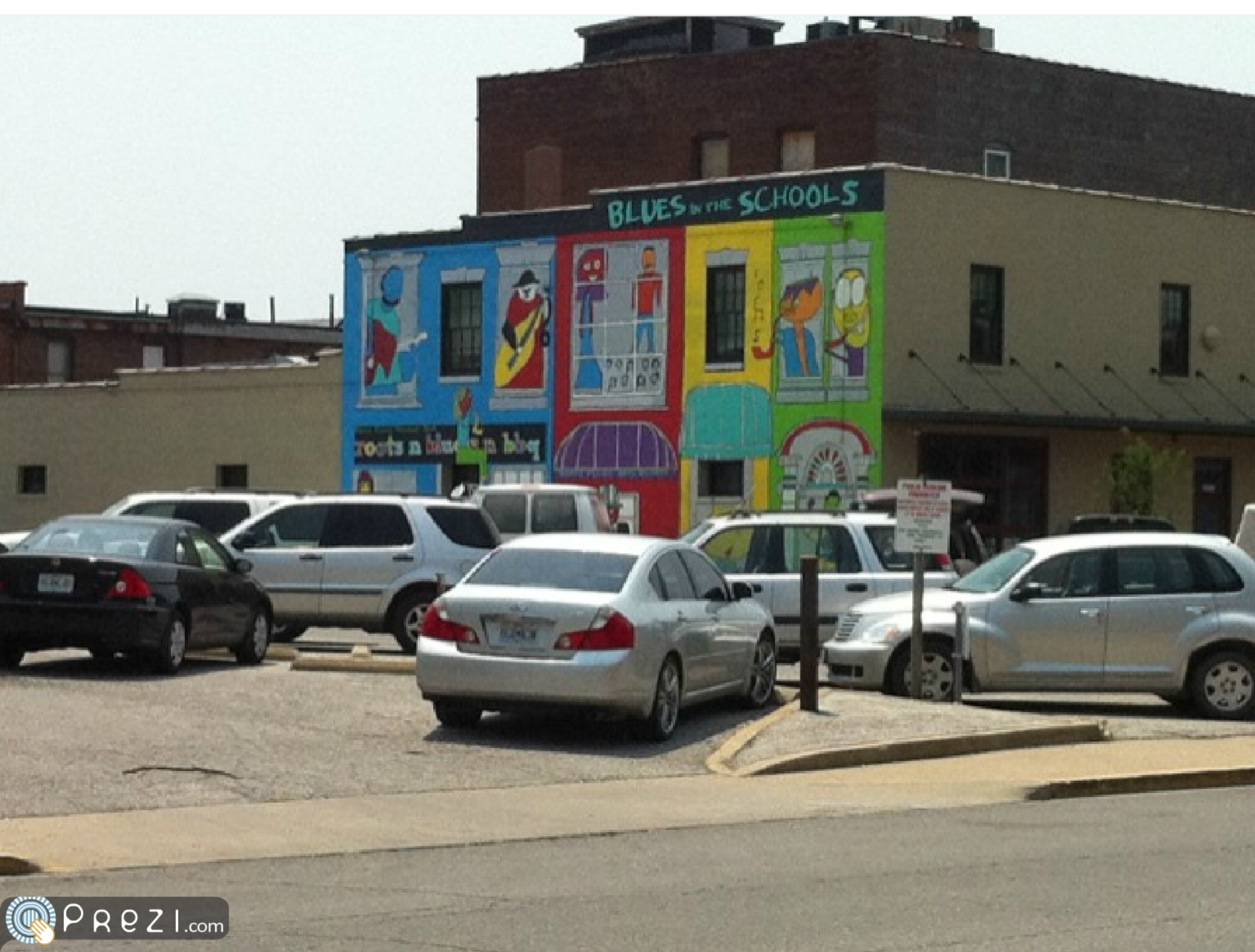
Sandwiches Salads

DSport

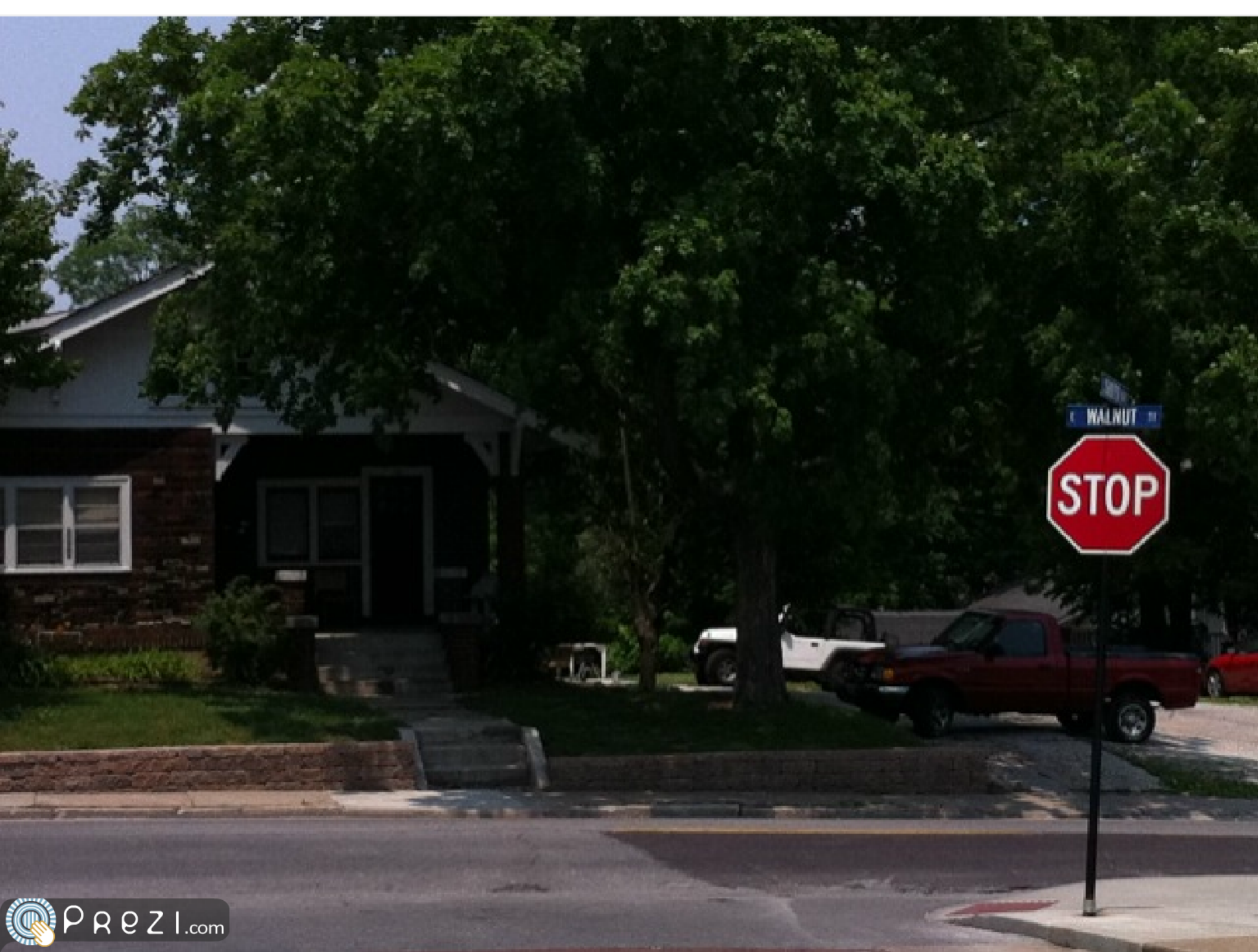






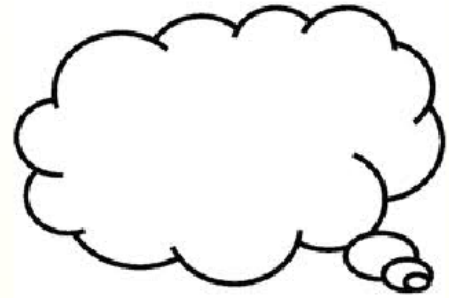












stakeholders'
thoughts....

can't think of
thoughts....

Keep Short St open





minimum height into garage?

Question: Restrict to North traffic?

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traffic?

retail space along walnut

Art display on walnut or in
short st tunnel

If yes, then how much?

add now... or

....plan to add later



Art display on walnut or in
short st tunnel

Who pays for and maintains the space?



Who pays for and maintains the space?

pocket park along walnut





375 - 400 space garage

100 spaces leased by Hotel

50 or more for pending residential developments

Stephens College students and administration

local businesses: art galleries, gym, tenants, etc

more public spaces....

424-525 recommended
in 2010 Walker Parking
study

but worth talking about...

but worth talking about...

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local b

50 or more for pending residential developm

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local businesses: art galleries, gym, tenants, etc

es....

more public spaces....

red brick & limestone facade predominant

match hotel and environment



match hotel and environment



CONCEPT ELEVATION (Broadway View)



BOUTIQUE
HOTEL
COLUMBIA, MISSOURI

LW
ARCHITECTS

PERFORATED
COMPOSITE PANEL SYSTEM
(LED BACKLIT)

4" HIGH GLASS
RAILING SYSTEM

BRICK VENEER
COMPOSITE PANEL SYSTEM

FRANCHISE SIGNAGE

COMPOSITE PANEL SYSTEM

WATER FEATURE

EAST BROADWAY

OPERABLE GLASS WALL SYSTEM
STANDING BEAM METAL ROOF
PLANTER
METAL PANELS

EIFFEL CORNICE

PREFIN. ALUM. WINDOW FRAMES
(THERM. BROKEN
WITH 1" TINTED INSUL. GLASS
SPANDREL GLASS (ARCHITECTURAL
SCREEN AT PTAC, MATCH SPANDREL
GLASS COLOR)

LIMESTONE VENEER

COMPOSITE PANEL SYSTEM

BRICK VENEER

ALLEY

PREFIN. ALUM. STOREFRONT
WITH NARROW STILES

COMPOSITE PANEL SYSTEM
PARAPET (ROOF SYSTEM: METAL
DECK & EPDM ROOFING ON JOIST)
PAINTED METAL TUBING

PAINTED STEEL COLUMNS
(SHAPE SIM. TO METAL BUILDING
FRAME)

BRICK VENEER

PORTE-COCHERE CANOPY

CONCEPT ELEVATION (Short Street View)



use of long vertical lines or
screening to disguise
ramping structure and lights

Roof on top of structure?

did someone say green?



Did someone say green?



Let's take a look at a few examples and get some visual ideas

Oops... almost forgot the small print

Disclaimer: The following set of images are examples of already existing garages and are not intended to portray or represent what might be built at the proposed Short St site :-)

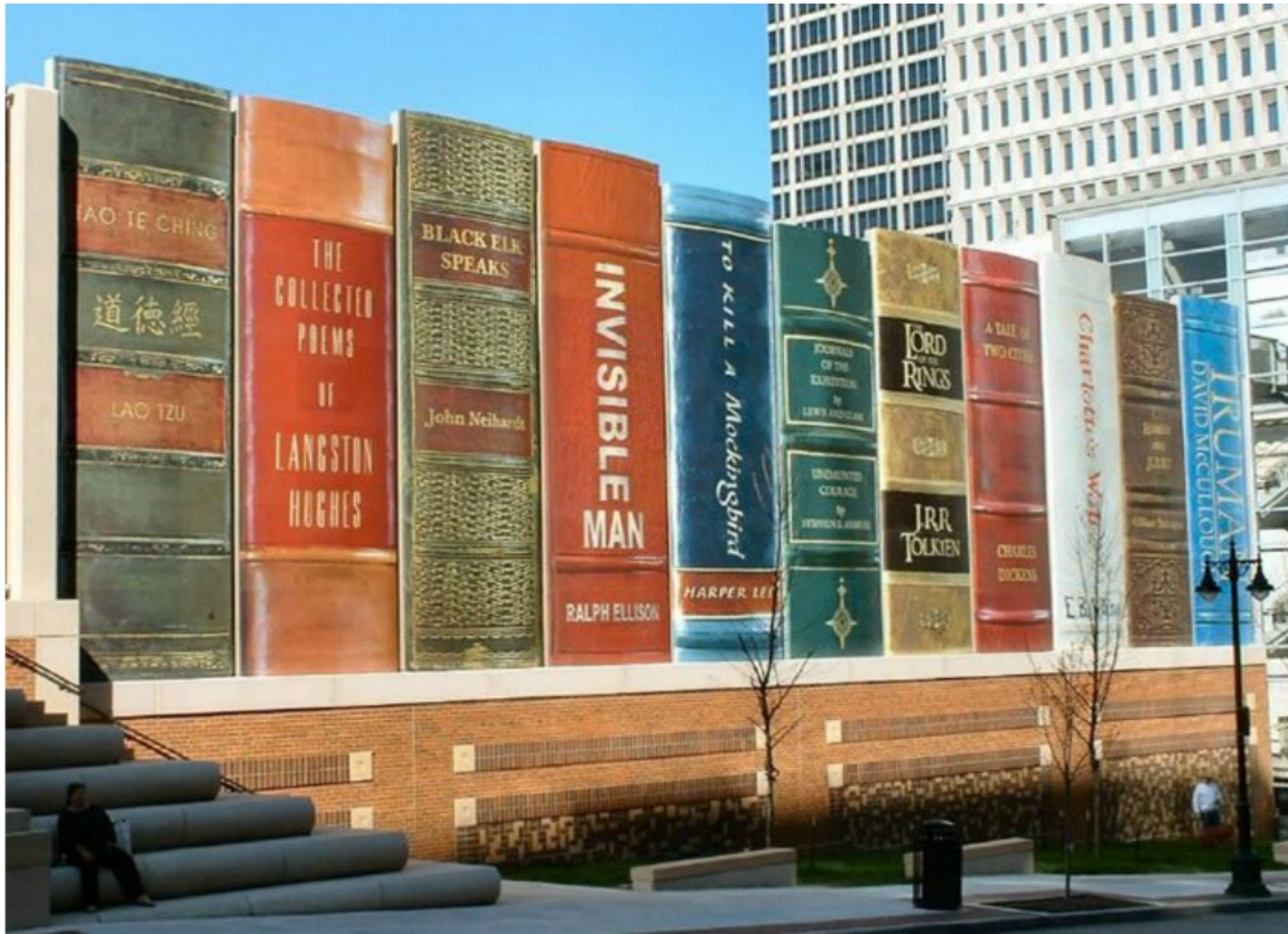
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1st LEED Garage.
santa monica ca







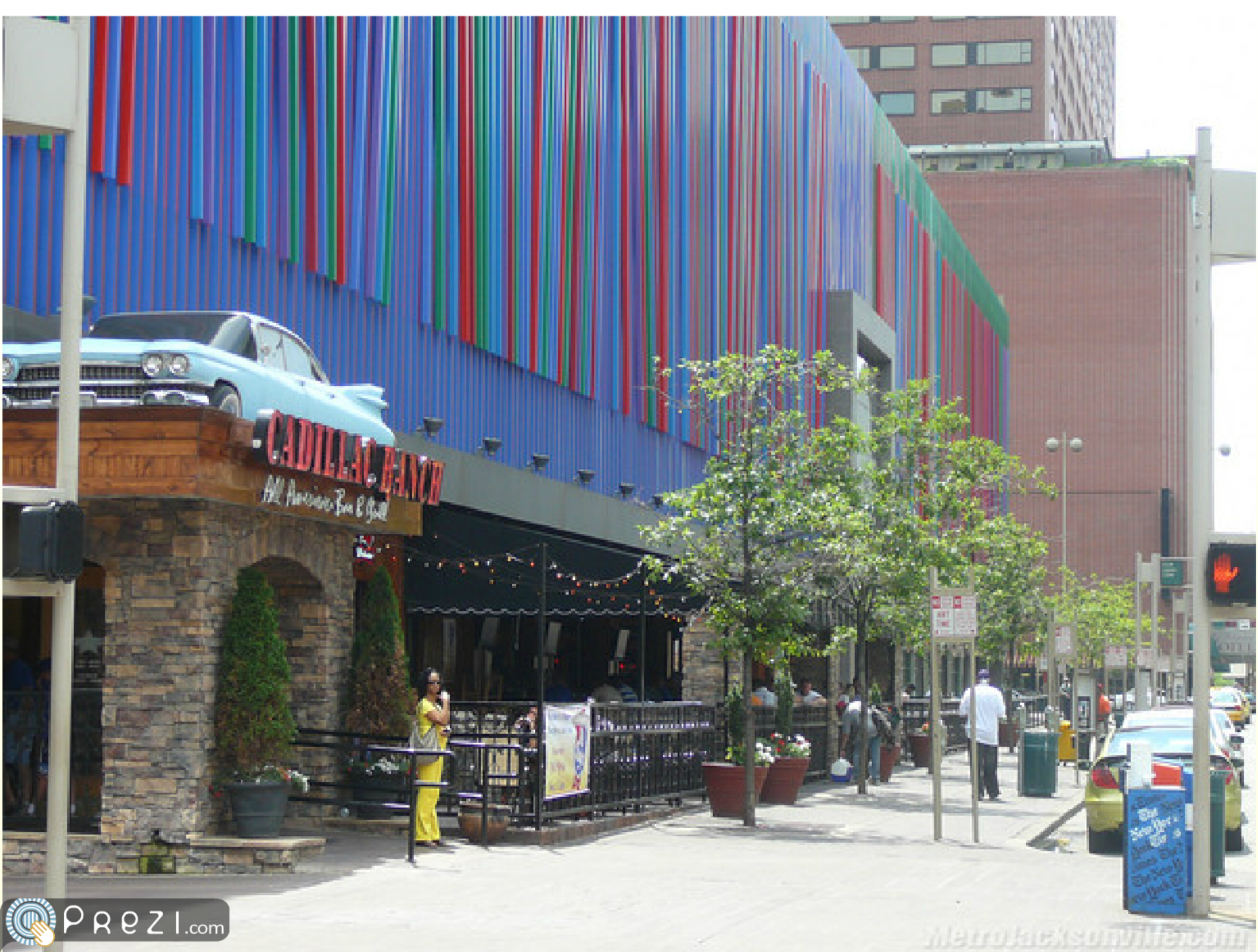




















if not retail, then what?









Discussion Items

Should Short St go thru?

Retail - Yes/No/So

Should Short St go thru?

Retail - Yes/No/Some?

300 spaces?

Exterior facade



Exter



It's really all about the cost

Existing budget contemplates
use of a pre-cast facade.

Can we do more? – certainly!

Can we incorporate a green roof? Absolutely!

Every project has a give and take.



choice



EXIT NOW

It's all about cost...

Let's talk...